



**GRASSROOTS**  
REALTY GROUP

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**8309, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2208015**



**\$419,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 467
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Bar stools

Welcome to this beautifully designed corner unit offering two bedrooms, two full bathrooms, two underground parking stalls and an impressive array of upgrades in the vibrant community of Legacy. Enjoy the airy feel of 9-foot ceilings and the modern touch of luxury vinyl plank flooring throughout the main living spaces. The open-concept layout is ideal for both everyday living and entertaining, featuring a gourmet kitchen with a kitchen island (with integrated dining space), quartz countertops, soft-close cabinetry, an upgraded air fryer convection oven, and a fridge with water and ice dispenser. The ecological washer and dryer are in the spacious laundry room that offers additional storage and convenience. The bright primary bedroom is a private retreat with cozy carpet and custom closet organizers, complemented by a stylish three-piece ensuite with a large shower. The second bedroom is generously sized—and is adjacent to a four-piece bathroom with a tub/shower combo. This corner unit is filled with natural light and thoughtfully equipped with a wall-mounted AC unit for year-round comfort. Step out onto your large private deck, where a gas BBQ hookup makes outdoor cooking easy and enjoyable. Additional features include two titled underground parking stalls, an assigned storage locker, upgraded dishwasher, and elevator access in a secure, well-maintained building with plenty of visitor parking. Situated just steps from Legacy Village shopping, dining, parks, and public transit, this location offers unbeatable walkability. Families will appreciate the proximity to All Saints High School and the soon-to-open Legacy K&ndash;9 School. Explore extensive community pathways, or venture to nearby Fish Creek Provincial Park for nature escapes. Commuting is simple with close access to Stoney Trail,

Macleod Trail, and the Somerset-Bridlewood CTrain Station. Modern, low-maintenance, and move-in ready&mdash;this exceptional condo has everything you need to feel right at home.